

***Board of Adjustment
Public Hearing***



A New Castle City Board of Adjustment Meeting took place on February 10, 2005 at 7 p.m. in the City of New Castle's Town Hall.

Present: John F. Klingmeyer, Chairman
Dave Athey, City Engineer
Clifford Hearn, City Solicitor
Jeff Bergstrom, Building Official
Anne Ridings, Applicant
Ryne Daniels

Mayor Klingmeyer called the meeting to order at 7 p.m. He introduced Mr. Hearn and Mr. Athey. He informed that first he would go through the legalities of posting. We have an affidavit from the NewsJournal indicating that this was posted on January 26, 2005. We do not have one from the New Castle Weekly. It was posted properly.

Mr. Bergstrom was asked if the property was posted itself. He responded that it was.

Mayor Klingmeyer then read the Notice of Public Hearing that states, "An application has been filed by Anne Ridings of 104 Talleyrand Drive, Wilmington, Delaware 19810 for property located at 14 Dalby Alley, New Castle, Delaware, Parcel Number 21-015.30-202. The above property owner is requesting a rear yard setback variance of approximately 18 inches to allow building of addition to meet the same depth of adjoining property. For the purpose of considering this application, the Board of Adjustment will hold a public hearing on Thursday, February 10, 2005 at 7 p.m. in Old Town Hall located at 201 Delaware Street, second floor, New Castle, Delaware."

Mr. Bergstrom was asked to give some background on this application. He informed that the applicants are applying for the permit to demolish, rebuild and extend the rear addition at their property at 14 Dalby Alley, New Castle, Delaware. This request will match up the rear addition to the rear of the other half of the twin. It appears the twin may have measured their 25 foot rear yard setback to the fence on the property. A portion of this structure, the other half of this double house, has a rear yard setback of 23-1/2 feet.

Mr. Athey asked if it was known when the addition was built. The applicants are uncertain, but estimate 25-30 years ago. Mr. Athey asked if we could clarify we said there is a setback violation on the neighboring property, which is the other half of the twin. Mr. Bergstrom informed that the building permit would match up the rear of the building.

Mayor Klingmeyer asked Ms. Ridings if she had any comments or would like to make a statement. She said, "No, just that it is proven it would look better." Mr. Athey asked what their neighbors in the adjoining property had to say. Mr. Daniels responded that they are fine with it. They understand it would look better aesthetically. Mr. Athey asked, for the record, what the names of the property owners are. Their names are Kim Horn and Tom Horn. Mr. Athey asked if they have any issue with this. Ms. Ridings informed they do not; they will be thrilled when we start.

Mayor Klingmeyer asked if the applicants have been to the Historic Area Commission. Mr. Daniels informed they have. He asked if they have a report for the records. Mr. Bergstrom has a copy of the report.

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Mr. Athey asked if there is a flood plane issue on this property. Mr. Bergstrom said it is close; it is in the 500-year plan and does not require flood insurance.

Mayor Klingmeyer said they needed the Historic Area Commission recommendation and asked if they would receive a copy. Mr. Bergstrom provided the Board with a copy.

Mayor Klingmeyer asked if there were any questions. There was none presented. Mr. Hearn made a motion that the application be granted. Mr. Athey seconded the motion that passed unanimously. It is noted that there was no one in attendance to oppose.

The meeting was adjourned at 7:10 p.m.

APPROVED:

Mayor John F. Klingmeyer, Chairman

David Athey, City Engineer

Clifford B. Hearn, Jr., City Solicitor